WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2013 Notary Public MY COMMISSION EXPIRES: 2/3/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130046411 DEEDWARR
Recvd: 06/04/13 11:49 2 pgs
Fees:13.00 Taxes:131.35
20130604-0056301

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Sanders	New Owner	073 06 0 025.01
(NAME)	(NAME)	
401 Gentry Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gregory D. Dalton, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas Lee Sanders,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a concrete monument in the westerly margin of Moss Rose Drive, said monument being the southeast corner of Lot 3 of Moss Rose Gardens Subdivision, of record in Plat Book 2854, page 137, Register's Office for Davidson County, Tennessee; thence, South 26 degrees 16' east along the westerly margin of Moss Rose Drive extended 120 feet to an iron pin in the east boundary of Riverwood Terrace Subdivision as of record in Plat Book 1833, page 134, Register's Office for Davidson County, Tennessee; thence, North 13 degrees 26' 45" west along the subdivision boundary 117.1 feet to a concrete monument in said boundary; thence, North 29 degrees 44' 45' west 9.55 feet to an iron pin; the southwest corner of Lot No. 3 in Moss Rose Gardens Subdivision as of record in Plat Book 2854, page 137, Register's Office for Davidson County, Tennessee; thence, North 62 degrees 37' east along the south line of said Lot No. 3, 247.35 feet to a point of beginning and containing 0.71 acres.

Being the same property conveyed to Gregory D. Dalton by Warranty Deed from James H. Nicholson, Trustee and Billie B. Nicholson, Trustee of The James H. Nicholson Revocable Living Trust and The Billie B. Nicholson Revocable Living Trust dated June 22, 2004 of record in Instrument 20040623-0074515, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3769 Moss Rose Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **24th** day of **May, 2013**

Gregory D. Dalton by Kurt J. Steckel Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory D. Dalton, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130604005630O , Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Gregory D. Dalton, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of May, 2013.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-16

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122